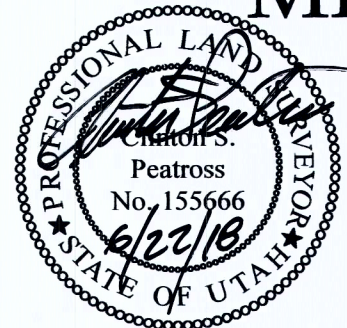


RECORD OF SURVEY  
AND  
BOUNDARY LINE ADJUSTMENTS  
TO BE KNOWN AS  
**RANCHES AT SANDY HILLS**  
**MINOR SUBDIVISION, PHASE 1**  
LOCATED IN SECTIONS 10 AND 15  
TOWNSHIP 3 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren J. Grant, and Treaven Grant, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment plat.

**ORIGINAL PROPERTY DESCRIPTIONS**  
**WARRANTY DEED, RECORDED 20 MAY 2013**  
AS FOUND BY ENTRY #459584 IN BOOK A680 AT PAGES 387 TO 390  
PARCEL 1: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: The West half of the East half of the Southeast quarter of the Southwest quarter of the Southwest quarter; the West half of the Southeast quarter of the Northeast quarter of the Southwest quarter of the Southwest quarter. TAX ID #3261-3  
PARCEL 3: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: The West half of the Southwest quarter of the Southwest quarter. TAX ID #3261-3  
PARCEL 4: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: The Northwest quarter of the Northeast quarter of the Southwest quarter of the Southwest quarter, and the North half of the Southwest quarter of the Northeast quarter of the Southwest quarter of the Southwest quarter; and the West half of the Northeast quarter of the Southwest quarter of the Southwest quarter. TAX ID #3261-6-1  
PARCEL 6: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 15: The Northwest quarter of the Northwest quarter of the Northwest quarter. TAX ID #3286-4

**WARRANTY DEED, RECORDED 25 MAY 2018**  
AS FOUND BY ENTRY #515831  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: The East half of the East half of the East half of the Southwest quarter of the Southwest quarter; the West half of the West half of the Southeast quarter of the Southwest quarter. TAX ID #3261-5

**AUDITOR'S TAX DEED, RECORDED 13 JUNE 2012**  
AS FOUND BY ENTRY #446416 IN BOOK A648 AT PAGE 749  
SEC 15 T3S R5W USM, W2E2N4W4NW4; W2E2E2N4W4NW4; W2NE4S4W4NW4; W2NE4SE4S4W4NW4; NW4SE4S4W4NW4. TAX ID #3286-7-1

**AUDITOR'S TAX DEED, RECORDED 13 JUNE 2012**  
AS FOUND BY ENTRY #446417 IN BOOK A648 AT PAGE 750  
SEC 15 T3S R5W USM, W2E2NE4S4W4NW4. TAX ID #3286-7

**AS SURVEYED PROPERTY DESCRIPTIONS**  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10: Beginning at the Southwest Corner of said Section 10; thence North 0°15'18" West 1320.38 feet along the West section line to the Northwest Corner of the South Half of the Southwest Quarter; thence North 89°39'42" East 1639.28 feet to the Northeast Corner of the West Half of the West Half of the Southeast Quarter of said SW1/4; thence South 0°06'59" East 1317.96 feet to a point on the South section line and being the Southeast Corner of said W1/2 of said W1/2 of said SE1/4 of said SW1/4; thence South 89°34'36" West 1636.10 feet to the point of beginning.  
LESS and excepting that certain GRANT, BARGAIN AND SALE DEED, RECORDED 17 MARCH 1997, AS FOUND BY ENTRY #318802 IN BOOK A276 AT PAGE 147. (Description taken from Tax Roll Master Card)  
SEC 10 T3S R5W USM, S2W2E2S4S4W4; S2SW4NE4S4W4SW4. TAX ID #3261-6  
ALSO  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 15: Beginning at the Northwest Corner of said Section 15; thence North 89°34'36" East 1145.27 feet along the North section line to the Northeast Corner of the West Half of the East Half of the Northeast quarter of the Northwest Quarter of the Northwest Quarter; thence South 0°24'01" East 2317.79 feet to the Southeast Corner of the North Half of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of said NW1/4; thence South 89°51'32" West 491.26 feet to the Southwest Corner of the North Half of said SE1/4 of said SW1/4 of said NW1/4; thence North 0°23'24" West 1653.84 feet to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said NW1/4; thence South 89°39'25" West 654.60 feet to a point on the West section line and being the Southwest Corner of said NW1/4 of said NW1/4 of said NW1/4; thence North 0°22'34" West 660.61 feet to the point of beginning.

SECTION 10 HAS 43.399 ACRES SECTION 15 HAS 36.048 ACRES TOTAL = 79.447 ACRES

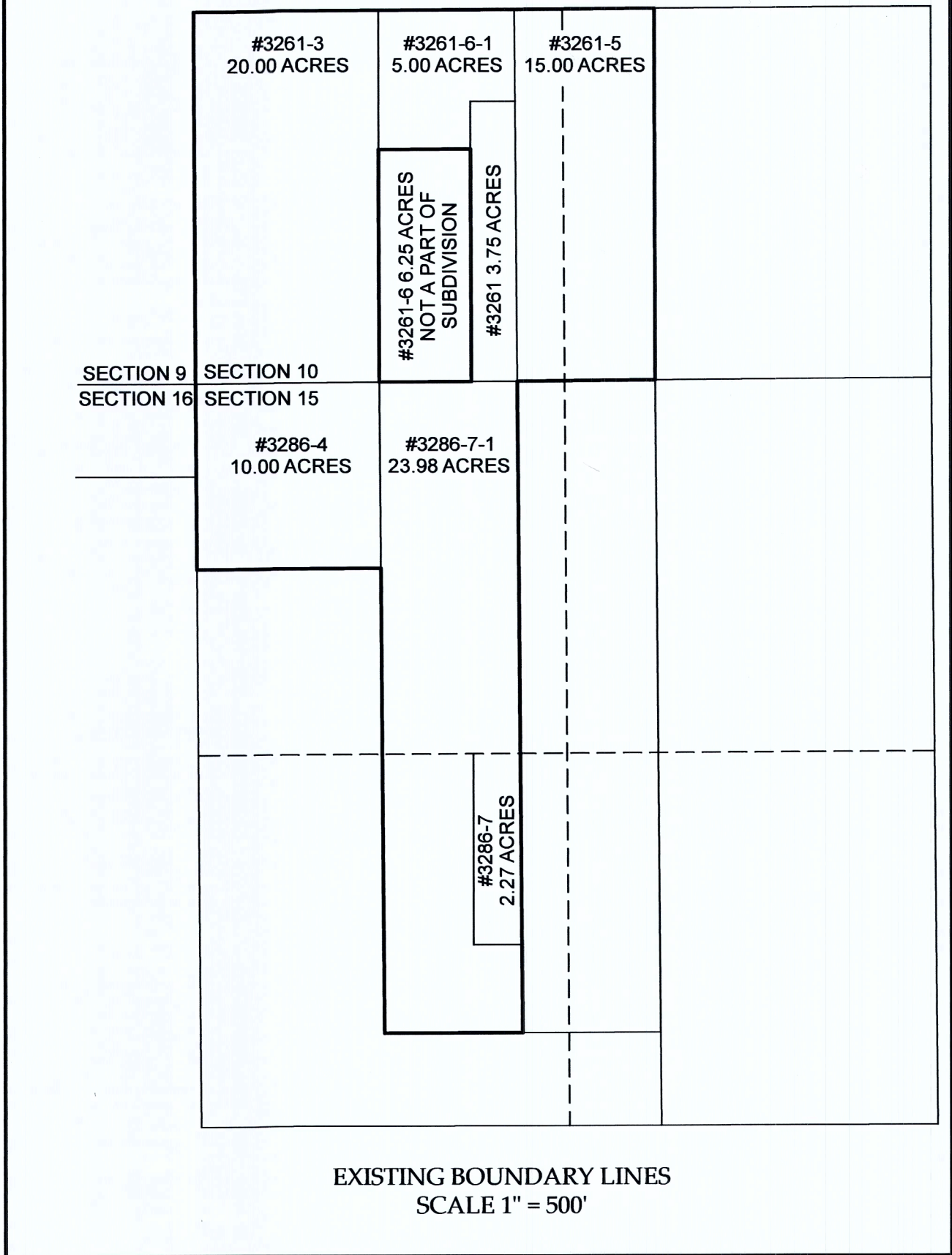
**NARRATIVE**  
**PURPOSE OF SURVEY:** Perform a survey and prepare a Record of Survey for a Boundary Line Adjustment plat.  
**BASIS OF BEARING:** North 89°34'36" East from the Corner of Sections 9, 10, 15, and 16 to the 1/4 Corner of Sections 9, 10, 15, and 16, according to a Record of Survey on file in the Duchesne County Surveyor's Office, file #401.  
**SURVEY FINDINGS:** As shown on the plat.

**NOTE:** This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-602-7001 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed in the future. At a minimum, roads marked "No Subdivision or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use.

**Roads**  
Mountains West Ranches and its assignees hereby retains a perpetual right of way and utility easement along all road right of ways depicted on this map for ingress egress and utilities. Mountains West Ranches and its assignees shall have the right to maintain, upgrade, and keep roads, parking lots, and trails open along all said easements. Mountains West Ranches and its assignees, at its discretion, shall have full access to all easements for any future development/s on any lands.  
Lot 5 is subject to a 15' wide trail for non motorized travel and temporary parking for access to the reservoir.



**OWNER'S CERTIFICATE**

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY, INC.

**ACKNOWLEDGEMENT**

State of Utah }  
County of Duchesne } s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY, INC., the signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public

**DUCESNE COUNTY TREASURER**

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

**DUCESNE COUNTY PLANNING DEPARTMENT**

Approved as a Boundary Line Adjustment this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

**DUCESNE COUNTY RECORDER**

State of Utah }  
County of Duchesne } s.s. Entry Number \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Fee: \_\_\_\_\_

Shelley Brennan Duchesne County Recorder

**DESCRIPTION OF POINT NUMBERS**

- #1 Found an aluminum county monument at the West 1/4 Corner of Section 10.
- #2 Found an aluminum county monument at the North 1/4 Corner of Section 10.
- #3 Found an aluminum county monument at the East 1/4 Corner of Section 10.
- #4 Found an aluminum county monument at the Corner of Sections 9, 10, 15, and 16.
- #5 Found an aluminum county monument at the 1/4 Corner of Sections 10 and 15.
- #6 The position of the West 1/4 Corner of Section 15 is taken from Record of Survey #401.
- #7 The position of the South 1/4 Corner of Section 15 is taken from Record of Survey #401.
- #8 The position of the East 1/4 Corner of Section 15 is taken from Record of Survey #401.

